

**AGENDA  
BOARD OF ZONING APPEALS  
AUGUST 16, 2018  
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING  
6:00 P.M.  
EAST CONFERENCE ROOM**

**REVIEW MEETING  
6:30 P.M.  
AUDITORIUM**

1. Roll Call
2. Approve the minutes of the July 19, 2018 meeting
3. Opening Remarks

**OLD BUSINESS**

4. **Docket No. 07-16-18  
1584 Winton Avenue**

Becky Olson, One Rum Runner, LLC, applicant and property owner requests the review and approval to not provide a minimum of one parking space in a garage for a residential property, pursuant to section 1143.05 - schedule of uses and space requirements. The property is located in an R2, Single and Two-Family district. This item was deferred from the July meeting, and the applicant has requested a deferral until the September 20, 2018 meeting. (Page 3)

**NEW BUSINESS**

5. **Docket No. 08- 19-18  
17204 Clifton Boulevard**

Lin Geissenhainer, applicant and property owner requests the review and approval of a variance to exceed the maximum rear lot coverage by eighty square feet for the construction of a gazebo that is twelve feet in diameter and thirteen feet, ten and one quarter inches in height, pursuant to section 1121.03(i) – permitted accessory uses. The property is located in an R1L, Single Family, Low Density district. (Page 6)

6. **Docket No. 08-20-18  
1212 French Avenue**

Lee Petrasek, American International Construction, applicant and property owner requests the review and approval of a variance to exceed the maximum rear lot coverage of fifty-six square feet to build a twenty-four foot by twenty-four foot garage that has an area of five hundred, seventy-six square feet. The maximum allowable is twenty-five percent of rear lot coverage or five hundred, twenty square feet, pursuant to section 1121.09(a) – maximum lot area coverage. The property is located in an R1H, Single, High Density district. (Page 23)

**OLD BUSINESS  
COMMUNICATION**

7. **Docket No. 07-18-18  
Communication: Opening Remarks and Exhibit A**

At the July 19, 2018 meeting, the administration invited the board members to discuss the merits of updating the Opening Remarks and Exhibit A of the application. This discussion will continue for the next forthcoming months. (Page 33)

**ADJOURN**

Account: 101-0000-321. 30-02

APPLICATION

REFERENCE No. PL18-002379

DOCKET No. 07-16-18

FILE PAID \$25.00 js EC

BOARD OF ZONING APPEALS

Property Address 1584 Winton Ave Property Owner Name One Rum Runner, LLC  
Owner Phone 440-292-7355 Owner Address 24624 Lake Road Bay Village, OH 44140  
Zoning R-2 RESIDENTIAL - SINGLE AND TWO FAMILY Parcel Number 31320069  
Description of Request/Hardship Please see attached

APPLICATION FEE: \$25 Residential - \$50 Commercial.

Incomplete or Late Applications will not be Accepted.  
(See calendar on page 2 for deadlines)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11).
3. Photos of the existing conditions.
4. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11).
5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form).
6. Fee.

Applicant Name (Print Clearly): Becky Olson Company One Rum Runner, LLC  
Applicant Address: 24624 Lake Road Bay Village, OH 44140  
Phone: 440-292-7355 Fax: \_\_\_\_\_ E-mail: olsonbay@aol.com

Signature: Becky Olson Date: 05/22/18

Owner Signature (if different from Applicant): \_\_\_\_\_

By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interest in this matter.

OFFICE USE ONLY: Application Reviewed and Accepted by: Michelle Pochter Date: 7-5-18

File History: \_\_\_\_\_

Bldg. Dept. Remarks: Request exemption from the requirement to provide a minimum of one parking space in a garage for residential property in the R-2 district.

ORD. 16-16 SECTION 1143.05

## AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi tenant structure, the City employee will notify the building manager.

Any dog(s) on property? X Yes \_\_\_\_\_ No

Please Print or Type:

Owner/Agent Name: Becky Olson  
 Property Address: 1584 Winton Ave Lakewood, OH 44107  
 Owner/Agent Phone: 440-292-7355  
 Tenant Name Matt Price Tenant Phone 440-655-2713

  
 Owner/Agent Signature

### 2018 Calendar Board of Zoning Appeals

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	01-03-18	Thursday	01-18-18	Thursday	01-18-18
February	Wednesday	01-31-18	Thursday	02-15-18	Thursday	02-15-18
March	Wednesday	02-28-18	Thursday	03-15-18	Thursday	03-15-18
April	Wednesday	04-04-18	Thursday	04-19-18	Thursday	04-19-18
May	Wednesday	05-02-18	Thursday	05-17-18	Thursday	05-17-18
June	Wednesday	06-06-18	Thursday	06-21-18	Thursday	06-21-18
July	Tuesday	07-03-18	Thursday	07-19-18	Thursday	07-19-18
August	Wednesday	08-01-18	Thursday	08-16-18	Thursday	08-16-18
September	Wednesday	09-05-18	Thursday	09-20-18	Thursday	09-20-18
October	Wednesday	10-03-18	Thursday	10-18-18	Thursday	10-18-18
November	Wednesday	10-31-18	Thursday	11-15-18	Thursday	11-15-18
December	Wednesday	12-05-18	Thursday	12-20-18	Thursday	12-20-18
January	Wednesday	01-02-19	Thursday	01-17-19	Thursday	01-17-19

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

**Pre-Review Meetings** start at 6:00 P.M. in the Auditorium of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

**Review Meetings** will commence at 6:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.

4

## Schwarz, Johanna

---

**From:** Nochta, Michelle  
**Sent:** Tuesday, July 31, 2018 9:17 AM  
**To:** Schwarz, Johanna; Molinski, Michael  
**Subject:** FW: 1584 Winton - BZA deadline

**From:** Becky Olson [<mailto:olsonbay@aol.com>]  
**Sent:** Tuesday, July 31, 2018 9:15 AM  
**To:** Nochta, Michelle  
**Subject:** Re: 1584 Winton - BZA deadline

Michelle,

We would like to postpone our hearing before the BZA until September.

We are submitting another garage plan to the city for Winton which we hope will be accepted. If it is not, we will come back before the BZA.

Becky Olson  
440-292-7355  
[olsonbay@aol.com](mailto:olsonbay@aol.com)

-----Original Message-----

From: Nochta, Michelle <[Michelle.Nochta@lakewoodoh.net](mailto:Michelle.Nochta@lakewoodoh.net)>  
To: Becky Olson <[olsonbay@aol.com](mailto:olsonbay@aol.com)>  
Sent: Fri, Jul 27, 2018 9:20 am  
Subject: 1584 Winton - BZA deadline

Hi Becky,

Just a reminder that any new information is due to our office by next Wednesday August 1<sup>st</sup>, at 12 noon.

As I understand it you were going to work on a scaled site plan to illustrate your assertions, which may have involved ordering a land survey.

If you have any questions you can call or e-mail.

Thanks,

Michelle Nochta, AICP  
City Planner  
Department of Planning and Development  
City of Lakewood  
216-529-5906  
[michelle.nochta@lakewoodoh.net](mailto:michelle.nochta@lakewoodoh.net)

*Lakewood's mission in the application of Lean Six Sigma principles is to provide exceptional customer service that meets or exceeds our citizens' expectations and maintains a vibrant, competitive community.* 5

## APPLICATION

DOCKET No. 08-19-18FEE PAID \$25.00 js check

## BOARD OF ZONING APPEALS

Property Address 17204 Clifton Blvd Property Owner Name Grissenhainer, Rick & LinOwner Phone 216-221-6467 Owner Address 17204 Clifton BlvdZoning R1L Parcel Number 31111043

## Description of Request/Hardship

The property is large: 105' x 175', or 18,325 square feet, and devoid of shade due to disastrous sudden downfall of all trees in the back yard. A six foot tall cedar privacy fence separates the gazebo site from adjacent properties. The closest neighboring structures are garages & sheds.

The proposed 120 s.f. octagonal gazebo exceeds 40 s.f. allowance by 60 s.f., in order to provide a safe and comfortably shaded seating area with views of the house and gardens. The design will conform in style, scale, proportions, materials, and color to existing historic architecture.

**APPLICATION FEE:** \$25 Residential - \$50 Commercial.

**Incomplete or Late Applications will not be Accepted.**

(See calendar on page 2 for deadlines)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11).
3. Photos of the existing conditions.
4. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11).
5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form).
6. Fee.

Applicant Name (Print Clearly): LIN GRISSENHAINER Company \_\_\_\_\_Applicant Address: 17204 CLIFTON BLVD - LAKEWOOD, OH 44107Phone: 216-333-4233 Fax: \_\_\_\_\_ E-mail: REALLIN@AOL.COMSignature: L Grissenhainer Date: 8-1-2018

Owner Signature (if different from Applicant): \_\_\_\_\_

By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interest in this matter.

**OFFICE USE ONLY:** Application Reviewed and Accepted by: Michelle Nochtz Date: 8/1/2018

File History: \_\_\_\_\_

Bldg. Dept. Remarks: Request to exceed max rear lot coverage of a gazebo by 80 ft<sup>2</sup> to construct a gazebo that is 12ft in diameter and 13 feet, ten and one quarter inches in height

ORD. 24-98 SECTION 1121.03C

## AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? ☒ Yes 3 ☐ No

**Please Print or Type:**

Owner/Agent Name: LIN GENSSENHAINER

Property Address: 17204 CLIFTON BLVD.

Owner/Agent Phone: 216-221-6467

Tenant Name \_\_\_\_\_ Tenant Phone \_\_\_\_\_

*Lin Genssenhainer*  
Owner/Agent Signature

### 2018 Calendar Board of Zoning Appeals

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	01-03-18	Thursday	01-18-18	Thursday	01-18-18
February	Wednesday	01-31-18	Thursday	02-15-18	Thursday	02-15-18
March	Wednesday	02-28-18	Thursday	03-15-18	Thursday	03-15-18
April	Wednesday	04-04-18	Thursday	04-19-18	Thursday	04-19-18
May	Wednesday	05-02-18	Thursday	05-17-18	Thursday	05-17-18
June	Wednesday	06-06-18	Thursday	06-21-18	Thursday	06-21-18
July	Tuesday	07-03-18	Thursday	07-19-18	Thursday	07-19-18
August	Wednesday	08-01-18	Thursday	08-16-18	Thursday	08-16-18
September	Wednesday	09-05-18	Thursday	09-20-18	Thursday	09-20-18
October	Wednesday	10-03-18	Thursday	10-18-18	Thursday	10-18-18
November	Wednesday	10-31-18	Thursday	11-15-18	Thursday	11-15-18
December	Wednesday	12-05-18	Thursday	12-20-18	Thursday	12-20-18
January	Wednesday	01-02-19	Thursday	01-17-19	Thursday	01-17-19

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before noon on the above indicated dates. It is recommended to submit them prior to the application deadline for review of completeness. Late or incomplete applications cannot be accepted.

**Pre-Review Meetings** start at 6:00 P.M. in the Auditorium of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

**Review Meetings** will commence at 6:30 P.M. in the Auditorium of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.

## Schwarz, Johanna

---

**From:** Nohta, Michelle  
**Sent:** Wednesday, August 1, 2018 11:12 AM  
**To:** Schwarz, Johanna  
**Subject:** FW: Zoning letter

**From:** [reallin@aol.com](mailto:reallin@aol.com) [<mailto:reallin@aol.com>]  
**Sent:** Wednesday, August 1, 2018 10:37 AM  
**To:** Nohta, Michelle  
**Cc:** [RGeissenhainer@MidlandHW.com](mailto:RGeissenhainer@MidlandHW.com)  
**Subject:** Zoning letter

To the Board of Zoning Appeals:

On Friday July 6 about 4:20 am our rear neighbor's giant oak snapped at its trunk and dumped all of its limbs, branches and leaves on our shed, garage, utility pole, wiring, lawn furnishings, flower beds, and back yard. It narrowly missed the house, and we were fortunate everyone was safely indoors and asleep at the time. The giant silver maple on the fence line was irreparably damaged and needed to be cut down for safety reasons. Several fruit trees along the back and a 30-year-old row of arborvitae along the side were also knocked down by the falling oak and maple limbs.

In one moment we lost the focal point of our backyard landscaping and all of our shade trees and privacy plantings, the backdrop of a beautiful and lovingly maintained garden. While nothing we can plant at this point will ever be able to restore the beauty and atmosphere of our ancient shady backdrop we feel the lovely gazebo we are proposing, along with a few small flowering trees to grow over time will make a fine complement in style, proportion and scale to the existing architecture and provide us the shady, protected seating we so desperately need.

PROPOSED: A 12' diameter wood, open air gazebo, octagonal in shape. Simple balustrades, painted "Moore White Dove" and composite decking in grey match the house's rear porches. Roof shingles are "Harvard Slate" grey to coordinate with the slate on the house and garage roofs. The gazebo is to be designed, engineered, built, installed, and warranted by Amish Country Gazebos of Manheim, PA. It will be anchored to a concrete base, centered three feet from the rear property line, within a 20' deep perennial border.

ZONING CONSIDERATIONS: The property is large: 105' x 175', or 18,325 square feet, and devoid of shade due to disastrous sudden downfall of all trees in the back yard.

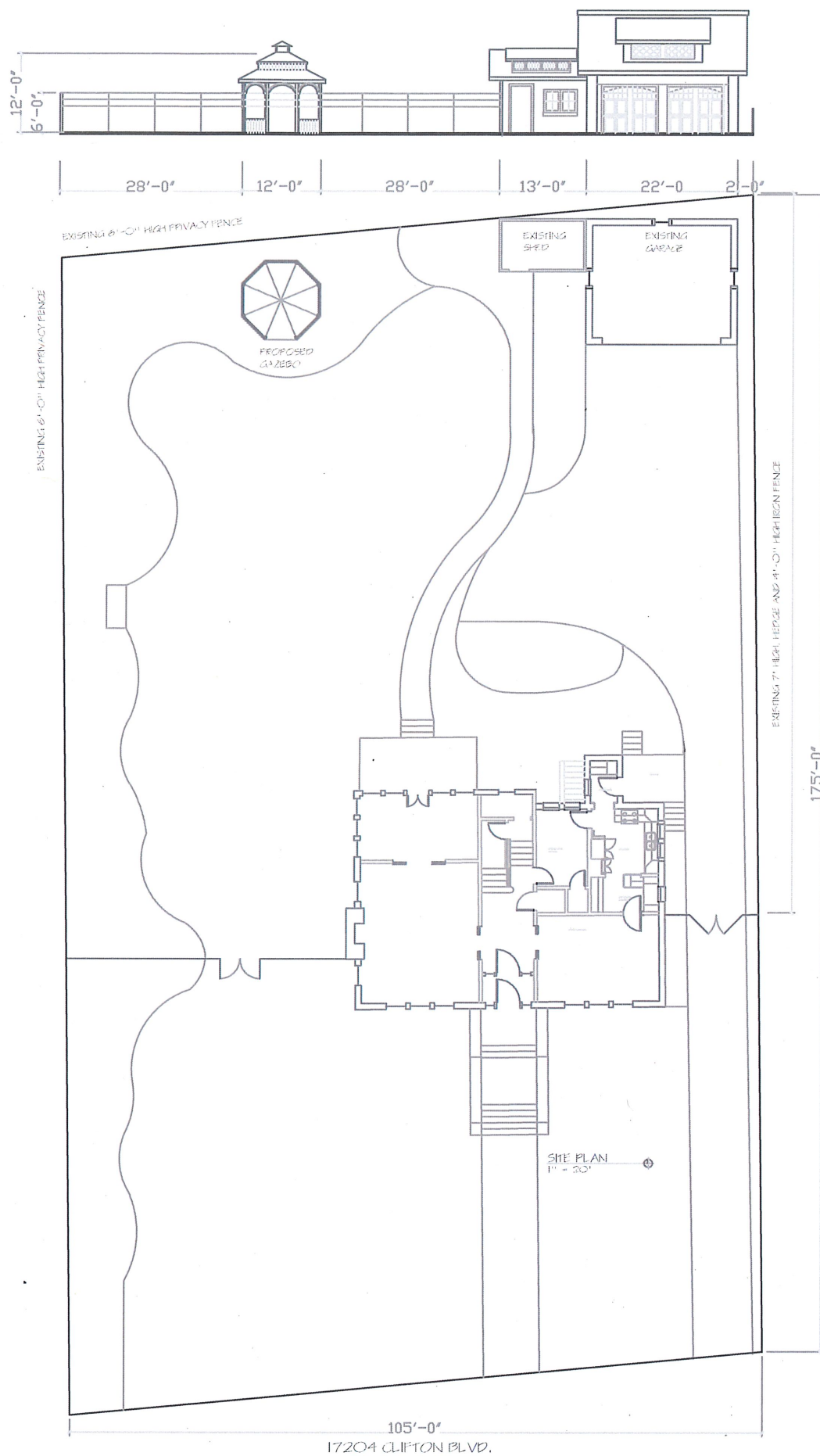
A six foot tall cedar privacy fence separates the gazebo site from adjacent properties. The closest neighboring structures are garages & sheds.

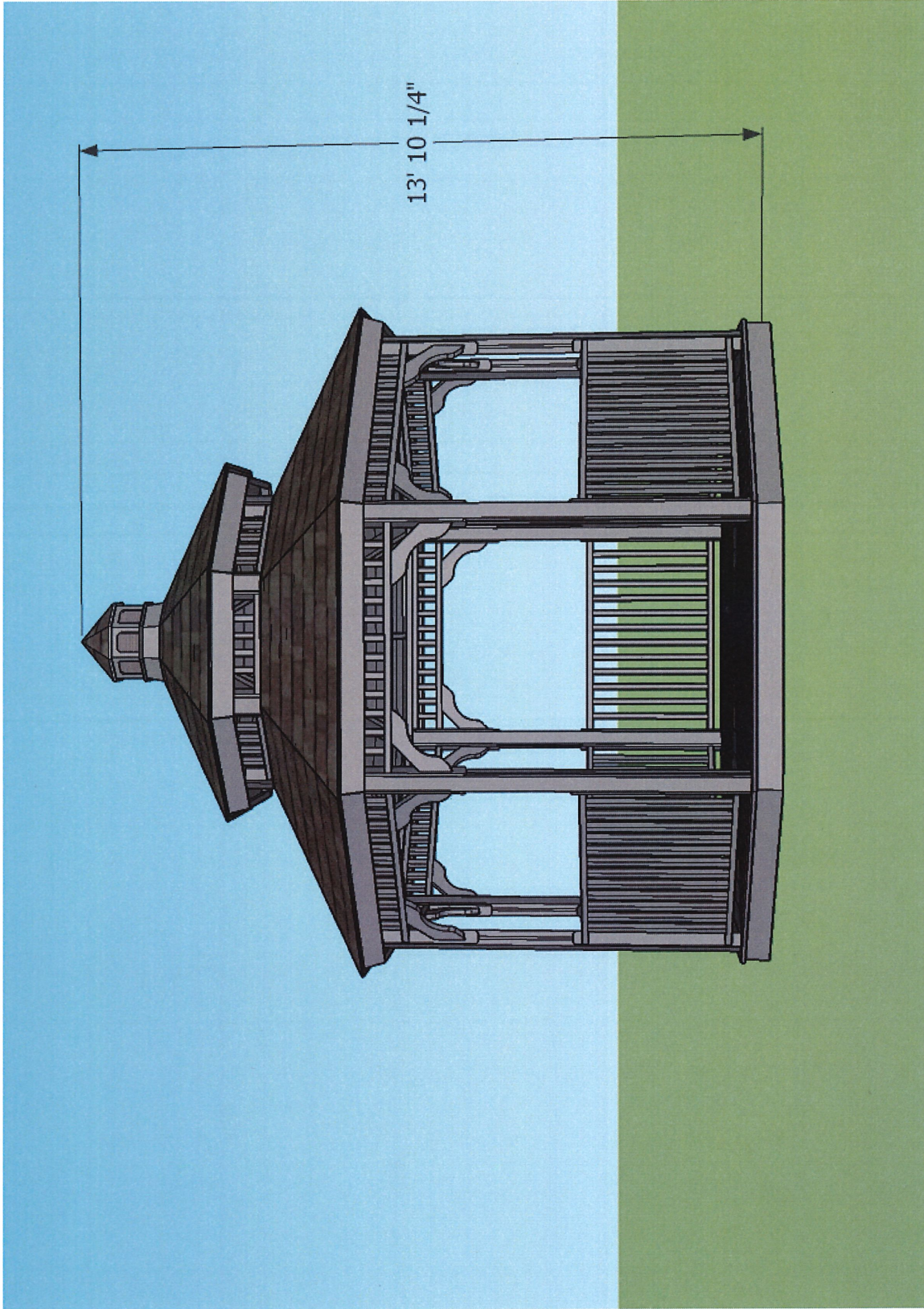
The proposed 120 s.f. octagonal gazebo exceeds 40 s.f. allowance by 60 s.f., in order to provide a safe and comfortably shaded seating area with views of the house and gardens. The design will conform in style, scale, proportions, materials, and color to existing historic architecture.

Best Regards,

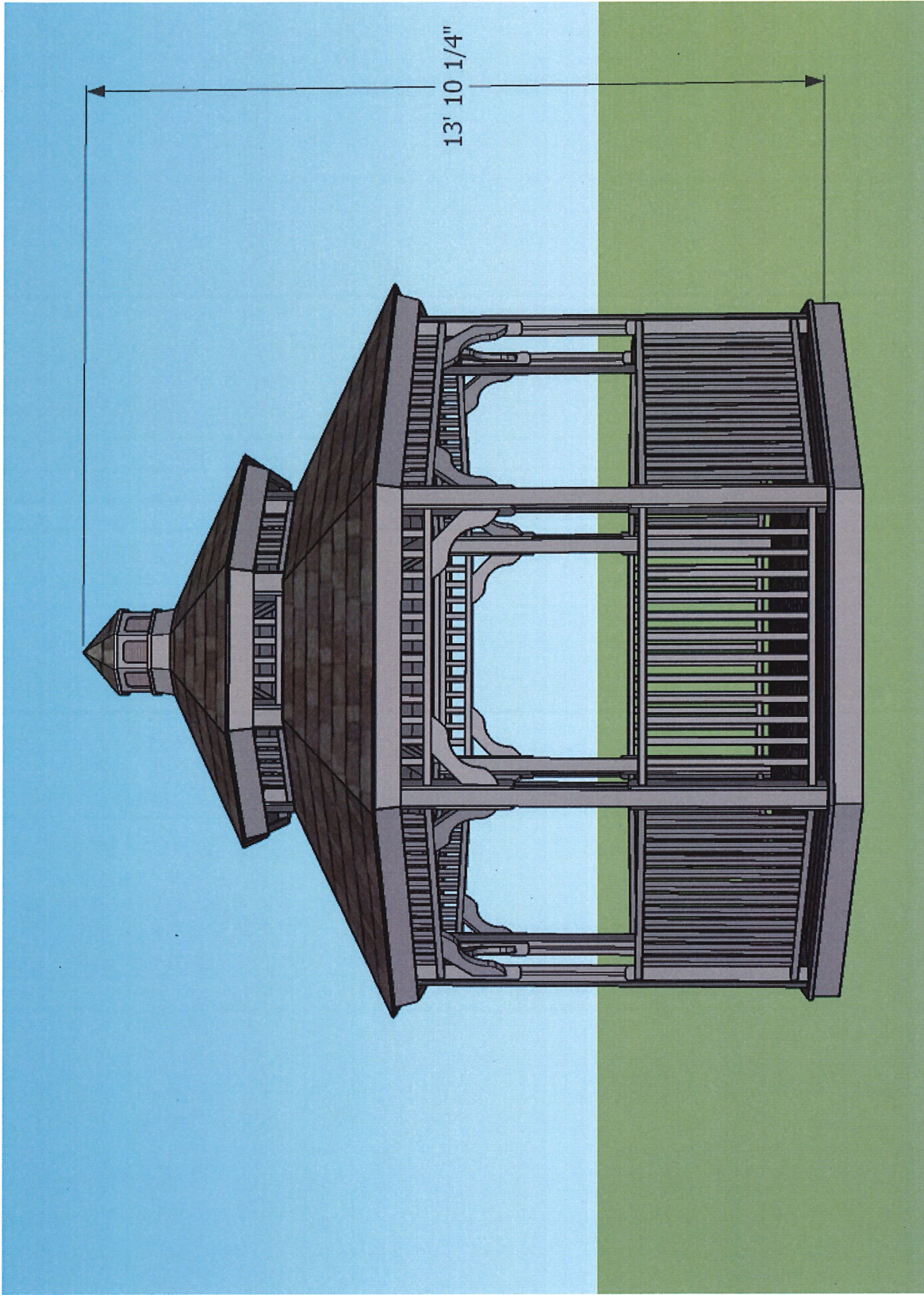
Richard & Lin Geissenhainer

8

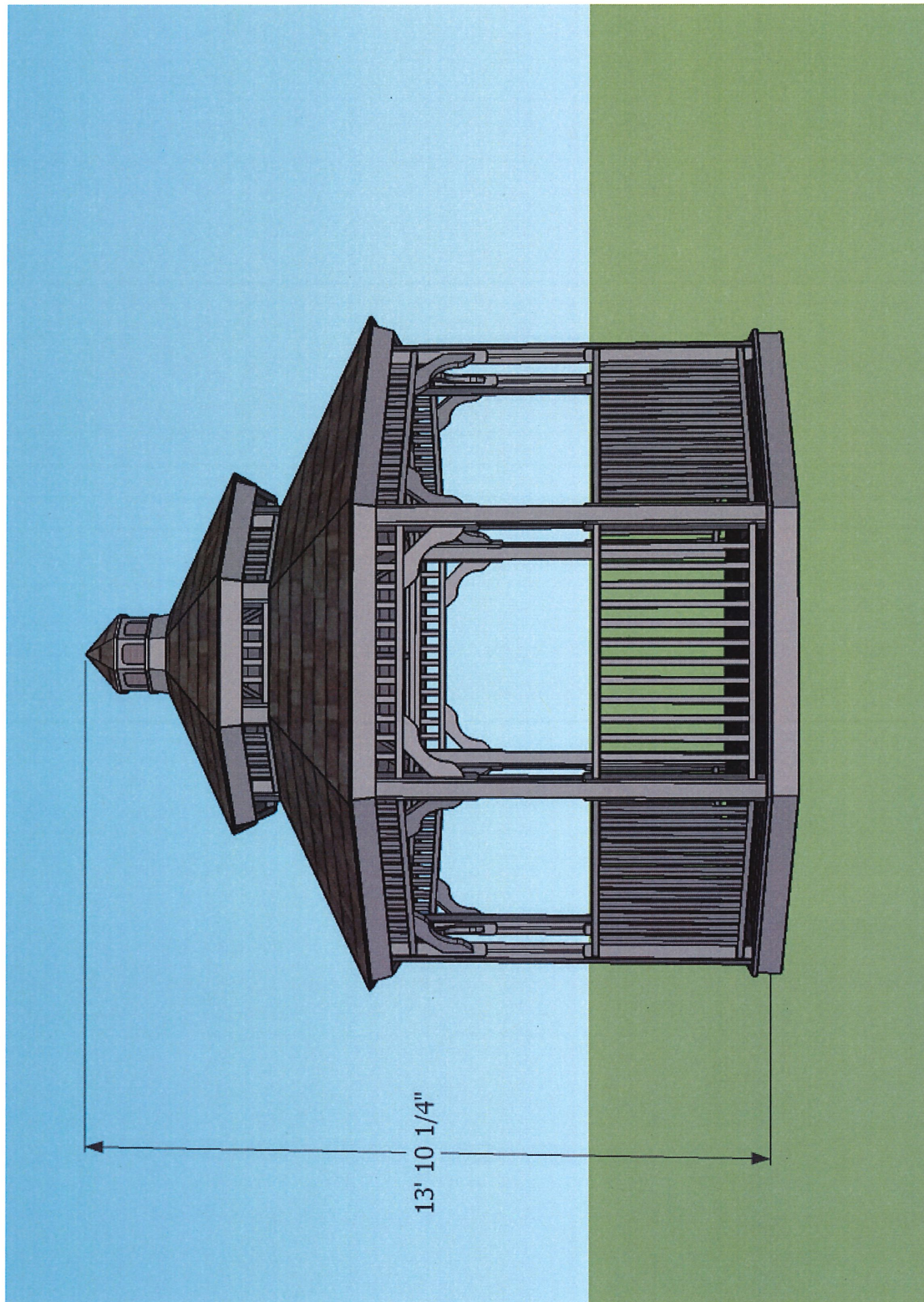




FRONT ELEVATION



SIDE ELEVATION



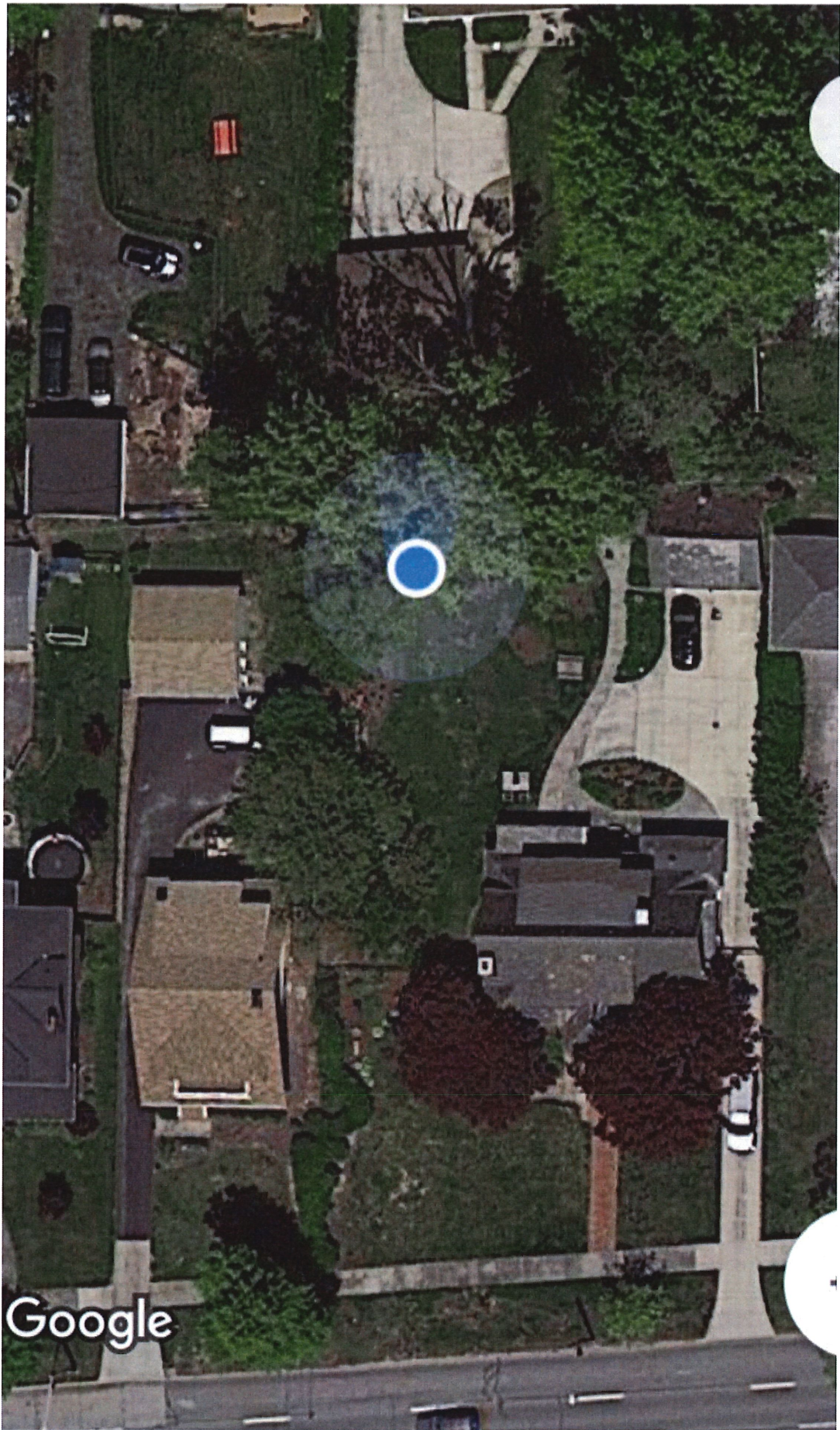
REAR ELEVATION

**Schwarz, Johanna**

---

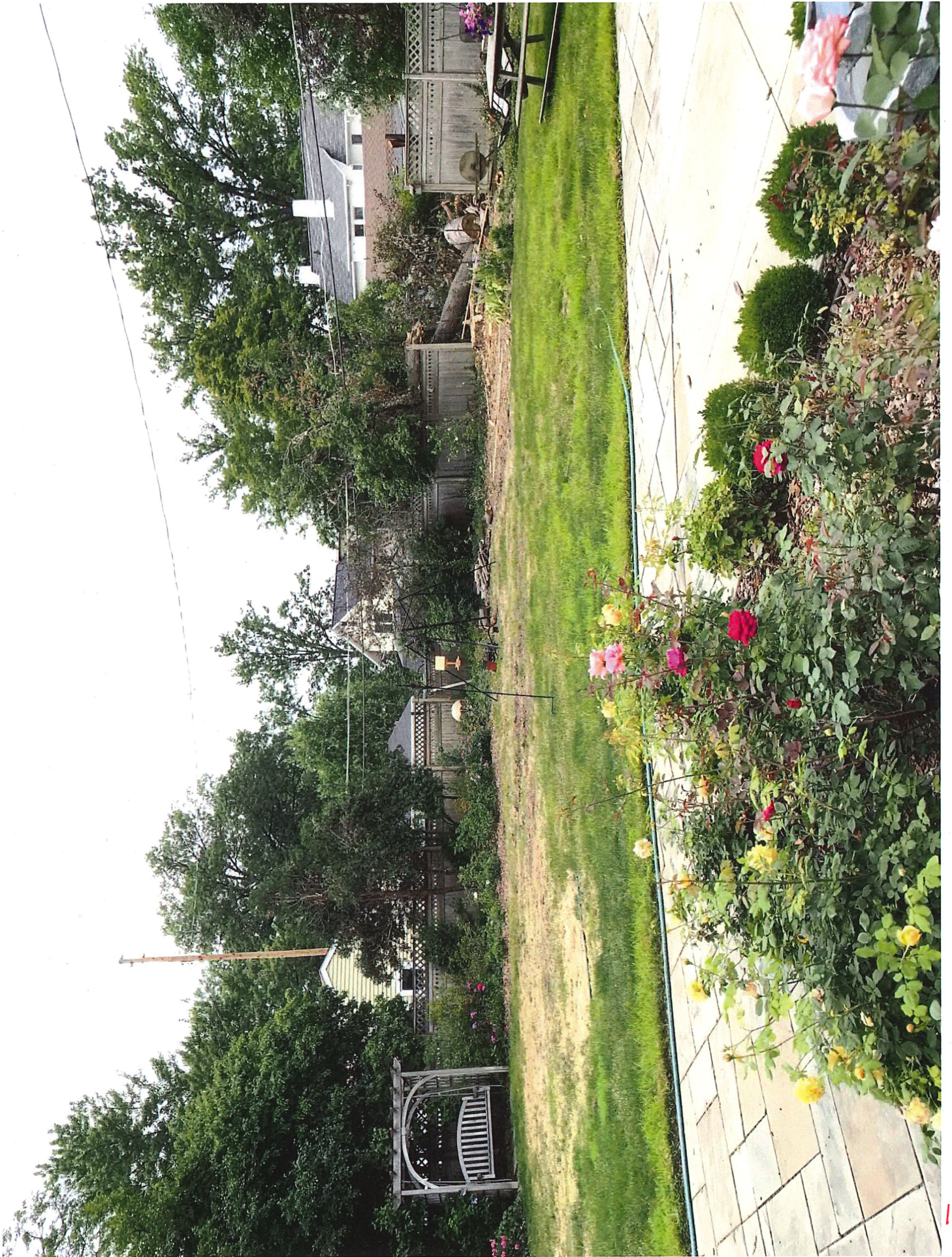
**From:** Lin <reallin@aol.com>  
**Sent:** Monday, July 30, 2018 3:44 PM  
**To:** Nohta, Michelle  
**Subject:** Google Eye View 17204 Clifton  
**Attachments:** IMG\_0245.PNG; ATT00001.txt

Showing adjacent properties and structures: garages, sheds and now-absent trees. The blue dot is standing where the gazebo goes. The red maples at bottom are in front of our house (last time I checked...one never knows these days...ha!) North is up.




















APPLICATIONDOCKET No. 08-20-18FEE PAID \$25.00 *3 check*

## BOARD OF ZONING APPEALS

Property Address 1212 French Ave Property Owner Name Lee PetrasekOwner Phone 440-292-6727 Owner Address 1212 French Ave. LakewoodZoning R1H Parcel Number 312-13-156Description of Request/Hardship Requesting a variance to increase the maximum rear lot coverage.Requesting approval of a new two car 24'x24' (576sq') detached garage.I have two vehicles, one of which is a pickup truck for work. I need the additional space to fit my personal car as well as my work truck, my work tools, and yard equipment.APPLICATION FEE: \$25 Residential - \$50 Commercial.Incomplete or Late Applications will not be Accepted.(See calendar on page 2 for deadlines)Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11).
3. Photos of the existing conditions.
4. Scaled elevations, sections and perspectives of proposed building improvements. (1 copy color, 8.5 x 11).
5. Authorization for Property Access signed by the Owner. (Pg. 2 of this application form).
6. Fee.

Applicant Name (Print Clearly): Lee Petrasek Company American International ConstructionApplicant Address: 1180 Berea Industrial Pkwy. Berea, OH 44017Phone: 440-292-6727 Fax: 440-243-7745 E-mail: Lee@aiconstruction.comSignature:  Date: 7/31/18

Owner Signature (if different from Applicant): \_\_\_\_\_

*By signing I, the Owner of Property, hereby grant authority for the above applicant to represent my interest in this matter.*OFFICE USE ONLY: Application Reviewed and Accepted by:  Date: 8/1/2018

File History: \_\_\_\_\_

Bldg. Dept. Remarks: Request to exceed max. rear lot coverage of an accessory structure to build a 24ft x 24ft garage that has an area of 576 sq. ft. Maximum allowable is 25% of rear lot or 520 ft<sup>2</sup>, variance of 56 ft<sup>2</sup> required to build as proposed.ORD. 91-95 SECTION 1121.09(a)

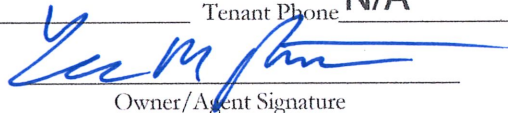
## AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City's Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Architectural Board of Zoning Appeals applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? \_\_\_\_\_ Yes   X   No

**Please Print or Type:**

Owner/Agent Name: Lee Petrasek  
 Property Address: 1212 French Ave. Lakewood OH 44107  
 Owner/Agent Phone: 440-292-6727  
 Tenant Name N/A Tenant Phone N/A

  
 Owner/Agent Signature

### 2018 Calendar Board of Zoning Appeals

Month	Application Deadlines		Pre-Review Meeting		Review Meeting	
January	Wednesday	01-03-18	Thursday	01-18-18	Thursday	01-18-18
February	Wednesday	01-31-18	Thursday	02-15-18	Thursday	02-15-18
March	Wednesday	02-28-18	Thursday	03-15-18	Thursday	03-15-18
April	Wednesday	04-04-18	Thursday	04-19-18	Thursday	04-19-18
May	Wednesday	05-02-18	Thursday	05-17-18	Thursday	05-17-18
June	Wednesday	06-06-18	Thursday	06-21-18	Thursday	06-21-18
July	Tuesday	07-03-18	Thursday	07-19-18	Thursday	07-19-18
August	Wednesday	08-01-18	Thursday	08-16-18	Thursday	08-16-18
September	Wednesday	09-05-18	Thursday	09-20-18	Thursday	09-20-18
October	Wednesday	10-03-18	Thursday	10-18-18	Thursday	10-18-18
November	Wednesday	10-31-18	Thursday	11-15-18	Thursday	11-15-18
December	Wednesday	12-05-18	Thursday	12-20-18	Thursday	12-20-18
January	Wednesday	01-02-19	Thursday	01-17-19	Thursday	01-17-19

**PLEASE NOTE:** Applications are submitted to the Department of Planning and Development and are due before **noon** on the above indicated dates. It is recommended to submit them **prior** to the application deadline for review of completeness. **Late or incomplete applications cannot be accepted.**

**Pre-Review Meetings** start at **6:00 P.M.** in the **Auditorium** of Lakewood City Hall. Use the rear northeast entrance to the Auditorium.

**Review Meetings** will commence at **6:30 P.M.** in the **Auditorium** of Lakewood City Hall located at 12650 Detroit Avenue unless otherwise indicated. You (or representative as designated in writing to the Secretary of the Board) **MUST** attend the review meeting in order for an application to receive review. Use the rear northeast entrance to the Auditorium.

## **EXHIBIT A**

### **SUMMARY POINTS OF VARIANCES IN LAKEWOOD BOARD OF ZONING APPEALS MEETING**

**FOR A VARIANCE TO BE GRANTED**, the Board must get sufficient information from your presentation to determine if the following four points exist:

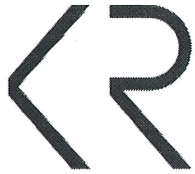
1. That there exists practical difficulty or unnecessary hardship that would deprive the owner of a reasonable use of the land or building. Financial problems are not considered a hardship under the ordinances.
2. That there are special circumstances unique to such land and that with the strict application of the ordinances, we would deprive the owner of a reasonable use of the land.
3. That the granting of the variance is necessary for reasonable use of this property and is the minimum variance that will accomplish this.
4. That the granting of the variance will be in harmony with the intent of the ordinances of Lakewood and will not be harmful to the neighborhood or public welfare.
5. That the other elements of the practical difficulty or unnecessary hardship test are met, as provided for under the ordinances.

This Board is composed of volunteer citizens serving without financial compensation. The Charter and Ordinances of the City of Lakewood set the Board's power.

All interested persons may take notice that all documents included with an application for the Board, or any application addenda, statements, maps, diagrams, sketches, photographs, or other materials, Proffered to the board by any person (whether present at the hearing, or not), shall be considered by the Board prior to rendering its decision on the application.

No permits shall be issued unless submitted plans conform to those approved by the Board. In the event there exists a deviation or modification between the approved plans and any plans subsequently submitted to the city, other than a minor or insignificant deviation as determined by the Commissioner, a successive variance request must be filed and heard to address said deviation.





architects

July 31, 2018

Ref: 1212 French Ave. Build New Garage Case No. P18-023575

Subj: Revise and Resubmit per RCO 107.6

Mr. Joseph Meyers, Residential Building Official  
Division of Housing & Building  
12650 Detroit Ave.  
Lakewood, Ohio 44107

Mr. Meyers,

On behalf of Lee Petrasek, thank you for your review and subsequent notification for his proposed garage, in your correspondence of July, 24, 2019.

We have updated our drawings to address items 1 – 5. We trust that these will satisfy all RCO items, if not, please contact me.

Relative to the 'Lakewood Zoning Ordinance Disapproval', we acknowledge the need to request a variance for the size of the garage (576 SF vs 480 SF allowed) and the overage in the rear lot area (using the 52' dimension from the rear of the house, the rear yard is 2,080 SF [520 SF allowed], if your ordinances allow for the open area at the NW corner, the rear yard is 2,200 SF [550 SF allowed]). Regardless the proposed area of the garage exceeds 25% of both values.

We would request alternative "c", requesting a minor variance for the rear yard permitted lot coverage of less than 10%, if you see fit to grant this variance. If not, we are pleased to appear before the Lakewood BZA, requesting a variance.

Thank you for your attention to this matter, please contact me with any questions or concerns.

Sincerely,

**Kevin C. Robinette, AIA**

Kevin C. Robinette Architects, LLC  
2091 South Belvoir Blvd.



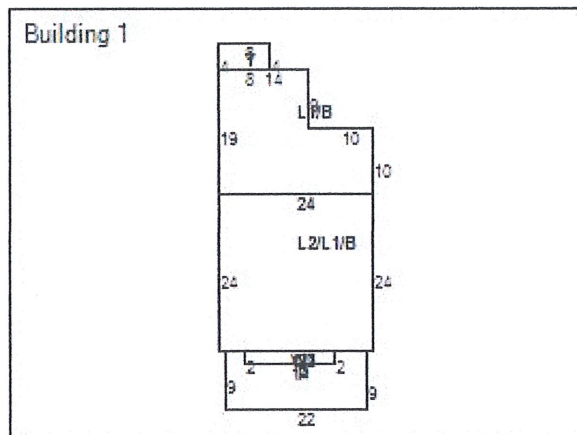
# Cuyahoga County, Ohio - Property Summary Report

## Parcel: 312-13-156



Owner PETRASEK, LEE  
Address 1212 FRENCH AVE  
LAKEWOOD, OH. 44107  
Land Use (5100) R - 1-FAMILY PLATTED LOT  
Legal Description 22 M & G#7 0076 ALL  
Neighborhood Code 03407

### SKETCH



### MAP VIEW



### BUILDING INFORMATION

Building Record Number	1	Occupancy	1-FAMILY	Story Height	2
Style	COLONIAL	Year Built	1912	Exterior Walls	ALUM/VINYL
Condition	AVERAGE	Construction Quality	C+ / AVERAGE+	Roof Type	HIP
Roof Material	ASPH-SHINGLE	Heat Type	FORCED-AIR	Air Conditioning	CENTRAL
Attic Type	NONE	Basement Type	BASEMENT	Basement Square Feet	942
Basement Finished	N/A	Rooms	7	Bedrooms	3
Bathrooms (Full/Half)	1/0	Garage Type	DETACHED	Garage Capacity	1
Year Garage Built	1972	Garage Size	336	Living Area Basement	
Living Area 1	970	Living Area 2	576	Living Area Upper	
Living Area Total	1,546	Floor Location		Party Wall	

### LAND

Code	Frontage	Depth	Acreage	Sq Ft
PRM	40	130	0.12	5,200

### VALUATION

2017 Values	Taxable Market Value	Exempt Market Value	Abated Market Value	Assessed Taxable Value
Land Value	\$30,400	\$0	\$0	\$10,640
Building Value	\$110,200	\$0	\$0	\$38,570
Total Value	\$140,600	\$0	\$0	\$49,210
Land Use	5100			SINGLE FAMILY DWELLING

### PERMITS

Tax Year	Reason	Tax Change	Exempt Change	Percent Complete	Reinspect	Notes
2007	30 - New Construction	\$	\$	100%	No	REBUILD FRONT PORCH FLR AND JOISTS 100% CMPNV 1-1-2007

### IMPROVEMENTS

Type	Description	Size	Height Depth
------	-------------	------	--------------

### SALES

Date	Buyer	Seller	Price
6/22/2012	PETRASEK, LEE	Miller, Craig M	\$132,000
9/3/1999	Miller, Craig M	Laci, Michael J.	\$133,900
11/24/1993	Laci, Michael J.	Ugan John W Jr	\$106,900
9/16/1980	Ugan John W Jr	Bees Donald A & E A	\$53,000
1/1/1975	Bees Donald A & E A		\$0

### Taxes

2017 Taxes	Charges	Payments	Balance Due
Tax Balance Summary	\$4,534.48	\$4,534.48	\$0.00

Information included on this report is believed to be accurate, but is not guaranteed. Cuyahoga County is not liable for errors or omissions.



Search

City

Search By ☒ Owner

31213156 | PETRA



☐ Parcel

☐ Address

[View Map](#)

## PROPERTY DATA

[General Information](#)

[Transfers](#)

[Values](#)

[Land](#)

[Building Information](#)

[Building Sketch](#)

[Other Improvements](#)

[Permits](#)

[Property Summary Report](#)

## TAXES

[Tax Bill](#)

[View/Pay Tax Bill](#)

## LEGAL RECORDINGS

[Get a Document List](#)

## ACTIVITY

[Informal Reviews](#)

[Board of Revisions Cases](#)

312-13-156  
PETRASEK, LEE  
1212 FRENCH AVE  
LAKEWOOD, OH. 44107

## Transfer History

Transfer Date: 06/22/2012

Transfer Date: 6/22/2012  
3:30:00 PM

AF Number:

Receipt:

Parcel	Deed Type	Vol / Page	Sales Amt	Convey Fee	Convey
312-13-156	Warranty Deed	/	\$132,000.00	\$528.00	25703

Grantee(s)

Grantor(s)

PETRASEK, LEE

Miller, Craig M

Transfer Date: 09/03/1999

Transfer Date: 11/24/1993

Transfer Date: 09/16/1980

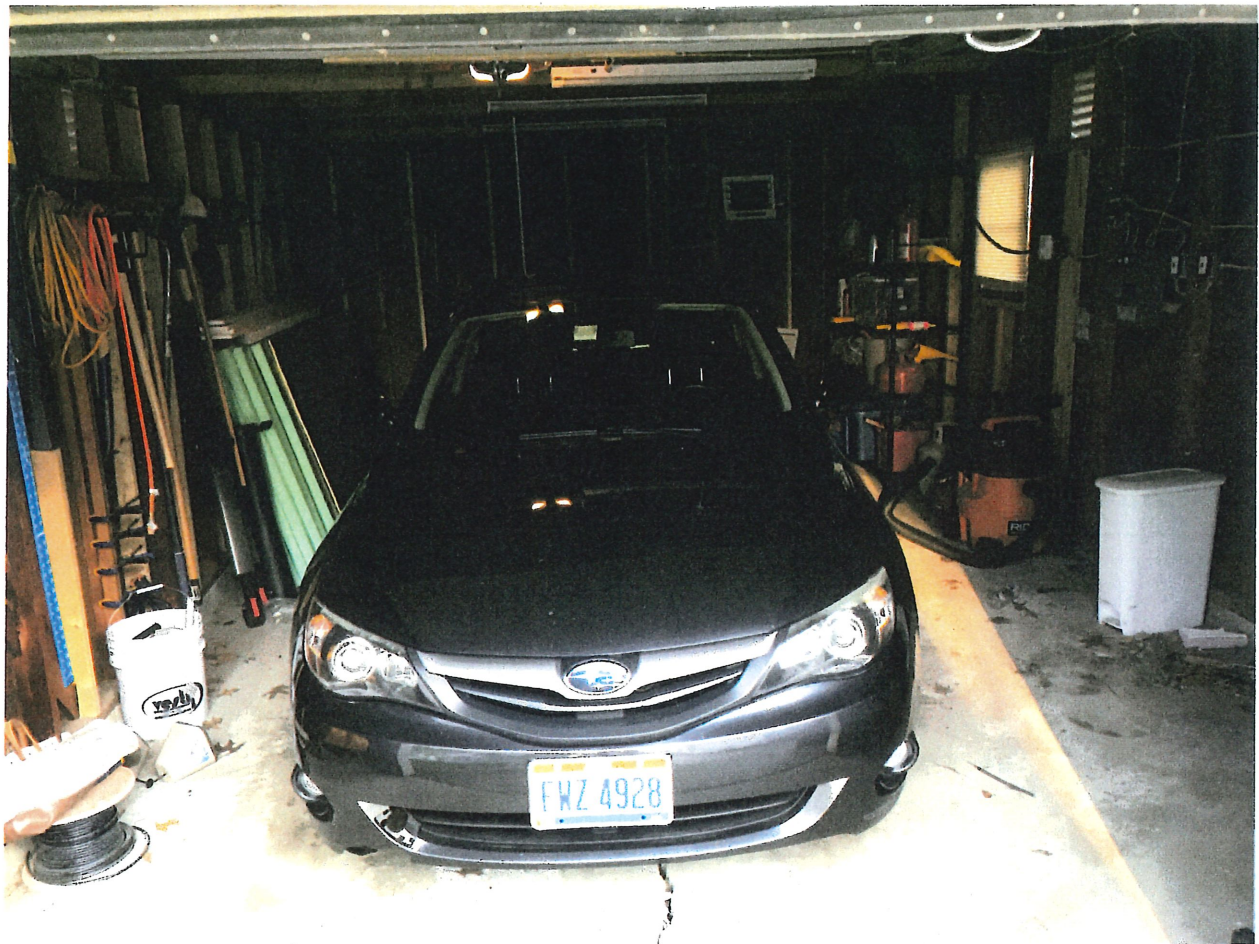
Transfer Date: 01/01/1975

[View Map](#)

Disclaimer: Cuyahoga County provides this geographic data and related analytical results as a free public service on an "as is" basis. Cuyahoga County makes no guarantee(s) or warranty(ies) as to the accuracy, completeness, or timeliness of the information contained herein, and said information is not intended to, nor does it, constitute an official public record of Cuyahoga County. While much of the data contained herein is compiled from public records, the official records of the public office or agency from which they were compiled remains the official record of any such public office or agency. **By accessing, viewing or using any part of the site, you expressly acknowledge you have read, agree to and consent to be bound by all of the terms and conditions listed on this site. Routine maintenance is performed on Fridays and disruptions may occur. We apologize for any inconvenience.**



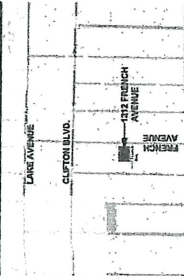




# STRUCTURAL DESIGN CRITERIA

1. FLOOR LIVE LOAD: 40 PSF  
 2. FLOOR DEAD LOAD: 10 PSF  
 3. ROOF DEAD LOAD: 10 PSF  
 4. ROOF LIVE LOAD: 20 PSF  
 5. WIND SPEED: 100 MPH  
 6. WIND DIRECTION: 90 DEGREES  
 7. WIND EXPOSURE: B  
 8. WIND RISK FACTOR: 1.0  
 9. WIND PRESSURE COEFFICIENT: 0.8  
 10. WIND UPLIFT RESISTANCE: 100 PSF  
 11. WIND DOWNDRIFT RESISTANCE: 100 PSF  
 12. WIND LIFT-UP RESISTANCE: 100 PSF  
 13. WIND LIFT-OUT RESISTANCE: 100 PSF  
 14. WIND LIFT-THROUGH RESISTANCE: 100 PSF  
 15. WIND LIFT-UP/THROUGH RESISTANCE: 100 PSF  
 16. WIND LIFT-OUT/THROUGH RESISTANCE: 100 PSF  
 17. WIND LIFT-UP/THROUGH/OUT RESISTANCE: 100 PSF  
 18. WIND LIFT-UP/THROUGH/OUT/THROUGH RESISTANCE: 100 PSF  
 19. WIND LIFT-UP/THROUGH/OUT/THROUGH/OUT RESISTANCE: 100 PSF  
 20. WIND LIFT-UP/THROUGH/OUT/THROUGH/OUT/OUT RESISTANCE: 100 PSF

# LOCATION MAP



# DRAWING INDEX

SHEET	TITLE
A-1	SITE PLAN / GENERAL INFORMATION
A-2	FOUNDATION, FLOOR AND ROOF PLANS AND WALL
A-3	EXTERIOR ELEVATIONS

# BUILDING CODE SUMMARY

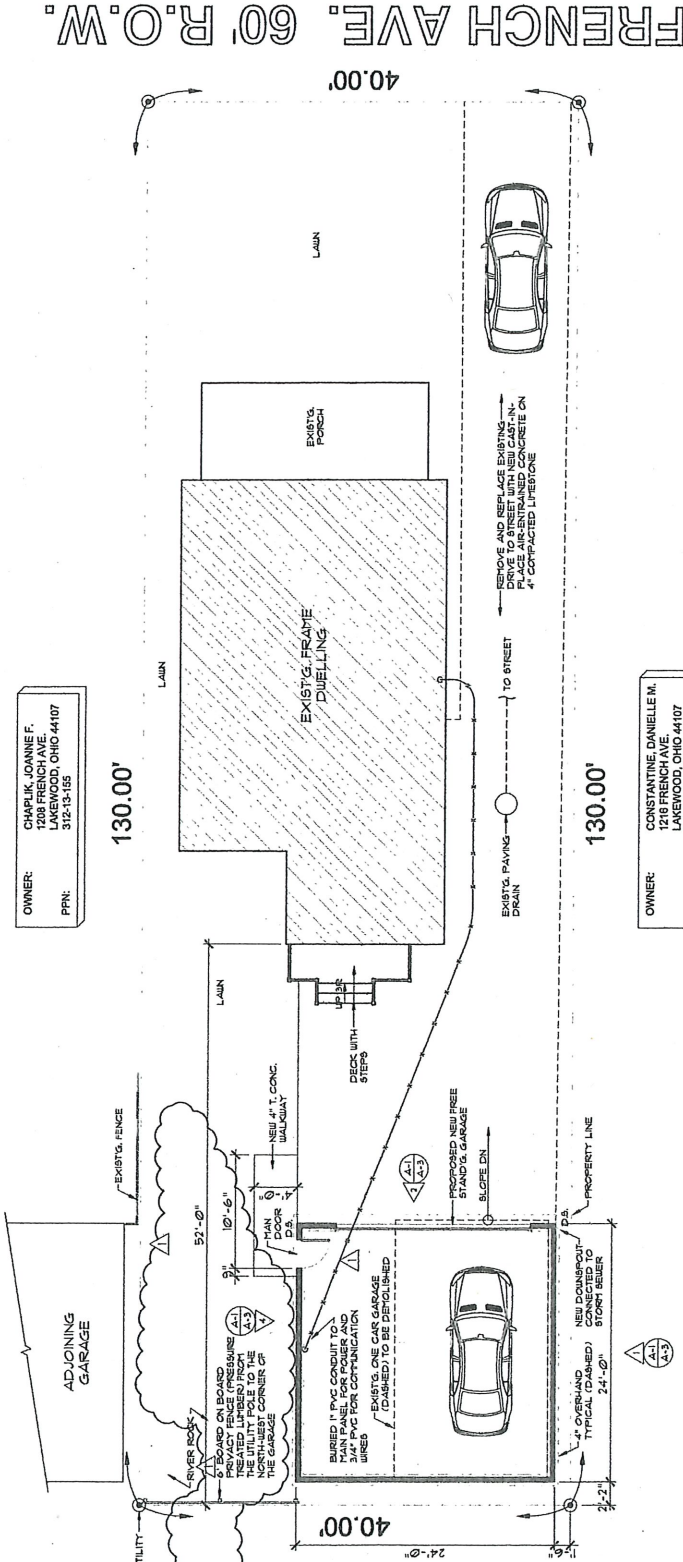
1. RESIDENTIAL DETACHED ONE FAMILY DWELLING  
 2. TYPE 1B  
 3. CONSTRUCTION CLASSIFICATION

# GENERAL INFORMATION

PROPERTY LOCATION: 1212 FRENCH AVENUE  
 LAKEWOOD, OHIO 44107  
 YEAR BUILT: 1972  
 BUILDING AREA: 1762 S.F.  
 PPN: 312-13-155  
 LOT SIZE: 5,200 S.F.  
 ACREAGE: .119 AC  
 ZONING: R1H (HIGH DENSITY SINGLE FAMILY RESIDENTIAL)  
 SITE SURVEY INFORMATION PROVIDED BY STEPHEN P. CAMPBELL REGISTERED SURVEYOR #7330

OWNER: CHARLIE JOHNNIE F.  
 1212 FRENCH AVENUE  
 LAKEWOOD, OHIO 44107  
 PPN: 312-13-155

OWNER: CHAN ALAN H.  
 1213 VIRGINIA AVE  
 LAKEWOOD, OHIO 44107  
 PPN: 312-13-201



OWNER: CONSTANTINE DANIELLE M.  
 1218 FRENCH AVE  
 LAKEWOOD, OHIO 44107  
 PPN: 312-13-157

# SITE PLAN

SCALE: 1" = 30'-0" (30' x 1'-0")

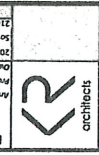


FRENCH AVE. 60' R.O.W.

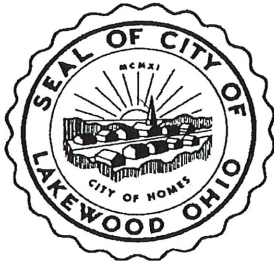
GRAPHIC SCALE  
0 20' 40' 60' 80' 100'

Project	LEE PETHASK RESIDENCE
Address	1212 FRENCH AVENUE LAKEWOOD, OHIO 44107-2658
Drawn by	07/26/2018
Scale	1" = 30'-0" (30' x 1'-0")
Sheet	SITE PLAN / GENERAL INFORMATION
Author	BIDG. DEPT. RESPONSE

KEVIN C. ROBINETTE ARCHITECTURE, LLC  
 2091 South French Blvd.  
 Lakewood, Ohio 44113  
 216-258-0745  
 krc@krcarchitect.com



A-1



BOARD OF ZONING APPEALS

12650 Detroit Avenue • 44107 • (216) 529-6630 • FAX (216) 529-5907  
[www.onelakewood.com](http://www.onelakewood.com)

July 19, 2018

Board of Zoning Appeals  
Lakewood City Hall  
12650 Detroit Avenue  
Lakewood, Ohio 44107

**Communication: Opening Remarks and Exhibit A**

Dear Members of the Board of Zoning Appeals:

The administration invites the board members to discuss the merits of updating the Opening Remarks and Exhibit A of the application.

Sincerely,

Michelle Nohta, Planner  
Board Secretary